



NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

GP12-09 - Minor General Plan amendment to change the land use classification of approximately 14.3 acres of real property generally located at the southeast corner of McQueen and Guadalupe Roads from Community Commercial land use classification to Residential >3.5-5 DU/Ac land use classification. The effect of this amendment will be to allow for residential development.

Z12-24 - Amend Ordinances Nos. 657, 709, 834, and 970 to remove approximately 14.3 acres of real property generally located south and east of the southeast corner of McQueen and Guadalupe Roads from the Elliot and Mc Queen Planned Area Development (PAD) and to rezone said real property from Town of Gilbert Community Commercial (CC) zoning district with a Planned Area Development overlay zoning district to Single Family-6 (SF-6) zoning district with a Planned Area development overlay zoning district, as shown on the exhibit, which is available for viewing in the Planning and Development Services Office, and to amend standards of development as follows: decrease minimum lot size and width; increase minimum required lot depth; decrease minimum building side and rear setbacks; and increase percentage of lot coverage. The effect of this rezoning will be to allow the property to be developed as single family residences rather than for commercial purposes and to allow greater density of development.

The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning & Development Services, 90 E. Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:

The Planning Commission will hold a public hearing and discussion and may vote to make a recommendation to the Gilbert Town Council regarding the General Plan amendments, Zoning Code amendments and/or rezoning cases. For Requests for Conditional Use Permits, after the public hearing is concluded, the Planning Commission may approve, approve with conditions or deny the request. In addition the Planning Commission will review and approved Preliminary Subdivision Plats with conditions.

**Planning Commission: Wednesday, March 6, 2013 at 6:00 P.M.
Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ**

Catherine A. Templeton, Town Clerk